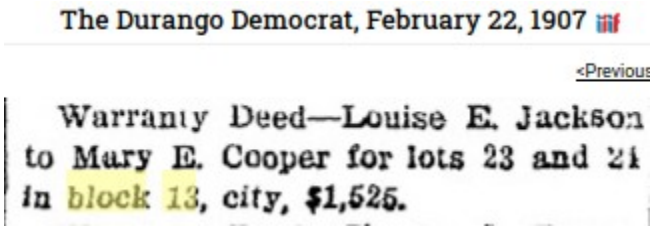
Concerning 404 and 414 East Third Avenue

The following accounts were copied from “Pioneers of the San Juan Country”, a Reprint of Volumes I, II, III and IV (with index) by Sarah Platt Decker Chapter.

In Volume I, page 105, in the chapter “Harry Jackson and Mrs. Jackson”, Harry Jackson dictated his story to his daughter, Ella Jackson Birkhimer, in January, 1939. the last paragraph of page 111, “When I had made a little money I bought two lots at the lower end of Third Avenue and later on I paid Ben Rosing $400 for building a five-room house.”

These two lots are 23 and 24 in block 13, 414 East Third Avenue. In *The Durango Democrat* dated February 22, 1907, there is a warranty deed from “Louise E. Jackson to Mary E. Cooper for lots 23 and 24 in block 13, city, $1,525”. (*The Durango Democrat* is the only time I saw her name with an ‘e’ on the end instead of an ‘a’. Her name was Louisa). When Mary Cooper passed in July 1911 her address was 414. The 1892 Durango city directory shows Harry Jackson’s residence as being on the Third Avenue between B and C, now Fourth and Fifth Streets.


The Durango Democrat, February 22, 1907

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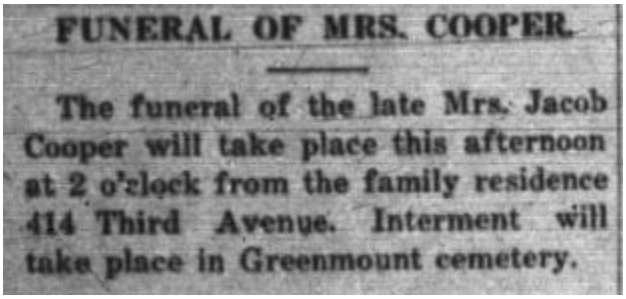
Warranty Deed—Louise E. Jackson to Mary E. Cooper for lots 23 and 24 in block 13, city, $1,525.


FUNERAL OF MRS. COOPER.

The funeral of the late Mrs. Jacob Cooper will take place this afternoon at 2 o'clock from the family residence 414 Third Avenue. Interment will take place in Greenmount cemetery.

The same first volume in the chapter titled “Reminiscences of of John L. McNeil”, page 125, describes very much what I'd been reading in Duane Smith’s, Frederick Wildfang’s, and other’s books about the founding and early days of Durango. McNeil’s account of events in May of 1880, leading to the D. & R. G.’s decision not to go to Del Norte, describes it very well. In this chapter, on page128, last paragraph:

“The D. & R. G. was building on to Durango at that time; had got below Antonito away out on the Conejos Range toward Chama, though there was no Chama until the railroad got there. Governor Hunt, locating director, had bought land for the townsite of Durango and concluded to have a bank over here. His man Jim Luttrell was on the ground. When I came I found Jim Luttrell sitting on a pile of bricks that he had made, on what is now the corner back of the Harry Jackson home. There was absolutely nothing in sight but sage brush and sunflowers – the place was wild.”

In Volume II, in a chapter titled “Two Pioneer Families” by Frances Keegan Heffernan, 1945; Albuquerque, N.M.; tells the account of the Battle of Durango that took place right around her house while it was under construction at 622 3rd

Avenue. Her father, a railroad contractor, was notified of the shootout; on page 138, last sentence of paragraph 2, "He rescued us from under the bed and we all went to the Luttrell house which was the only brick house in town at that time; it stood west of the site where Harry Jackson later built his home on Third Avenue." This was what would become 404 East Third Avenue, in April of 1881.

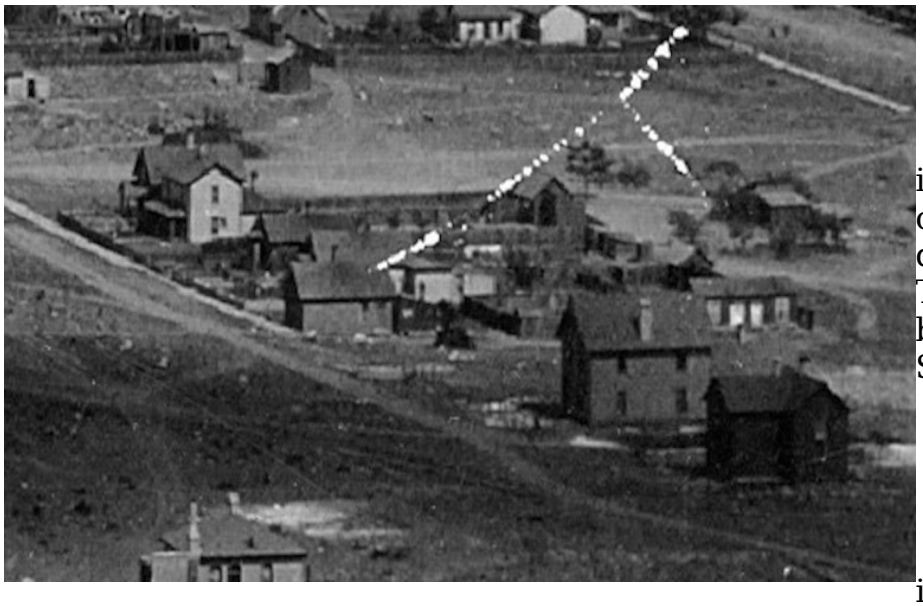
The first survey stake was driven on September 27, 1880 by Luttrell's crew, here to lay out the plat for Durango. That would date the construction of the Luttrell brick house as sometime between then and April of 1881, when the Battle of Durango took place.

The Durango Record from May 4, 1881, states, "Mr. Luttrell has also put up three brick residences, on the upper *mesa*, and has several more under contract." 404 was most likely one of the three. I think a second one is the brick house on 8th Street between Second and Third Avenues on the north side of the street, on the alley. This was constructed for A.C. Hunt, but was referred to as a Luttrell home, built of brick, where people also took refuge during the Battle of Durango. It was also described as the only brick house at that time.

This is also in volume two of the "Pioneers of the San Juan Country", in the chapter on page 47, titled "Charles Newman" by Edna Newman Sheets, 1945, Boulder, Colorado. On page 50 of this chapter in the middle of the second paragraph, it say, "We moved into the west side of the Luttrell house, on 8th Street, between Second and Third Avenues. It was built of brick and served as a refuge to several of our neighbors at the time of the trouble with the Stockton-Eskeridge gang."

The birds eye view photograph from February of 1889, shows a group of buildings at the end of Third Avenue. In the county records, it shows where the Denver and Rio Grande Railway Company, transferred blocks 1, 2, 02, 03 (my block), 13, and 14 to William A. Bell Trust. That group of buildings are on lots 20, 21, 22, 23, 24, 25 and 26 of block 13. Part of lots 25 and 26 are not in the photograph, but there is a dwelling on the alley, 333 East 4th Street. It shows up in the 1892 photo. My thought was sleeping quarters for Luttrell's crew. Luttrell's name appears on lots 20, 21, and 22 of block 13, as well as being connected to the little brick house on the corner. 404 has been called the Carpenters Cottage because more than one carpenter and his family have lived there.

Here were the seven lots in the this birds eye view photo from February, 1889.



Note the little dwelling in back of 404, in this other photo from a different angle in 1892. This little building would be numbered 333 East 4th Street.

The Baird house is the large building near the center. It burned several times, but was gone by 1909. It was still an eyesore in 1911. It doesn't appear damaged in this shot. The owner of the photo was told this was 1913. I think that's a bit off.

No date from this photo either. Center right is 333 East 4th Street. My guess, 1911 to 1920.